

UNITED STATES OF AMERICA  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
Washington, D.C.

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**In the Matter of:**

**SUSAN HAIDAR**

**Respondent**

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**DOCKET NO. 04-3150-DB**

**DEBARRING OFFICIAL'S DETERMINATION**

By Notice dated March 2, 2004 ("Notice"), Susan Haidar ("Respondent") was notified of her proposed three-year debarment by the U.S. Department of Housing and Urban Development ("HUD"). A hearing in this matter was held on April 6, 2005 (Hearing"), Mier Wolf, Debarring Official's Designee, presided at the Hearing.

I have decided, pursuant to 24 C.F.R. Part 24, to debar Respondent from future participation in procurement and non-procurement transactions, as a participant, principal, or contractor with HUD and throughout the Executive Branch of the Federal Government, for a period of two years. Respondent's debarment shall remain in effect for a two-year period commencing upon the issuance of this determination.

My decision is based on the administrative record in this matter, which includes the following information:

- (1) The Notice, dated March 2, 2004,
- (2) The appeal to the proposed debarment, filed by Respondent on March 18, 2004,
- (3) The Government's Brief and Exhibits In Support Of A Three Year Debarment, dated September 30, 2004, and
- (4) The tape recording of the April 19, 2005, hearing.

The proposed three-year debarment is based on Government allegations that Respondent, an FHA Direct Endorsement Underwriter, failed in a number of instances to properly analyze borrowers' source of funds for down payments, borrowers' credit history, borrowers' income, or supporting documentation validity in her review of mortgage applications for FHA insurance. Respondent claims that she does not have access to files that would prove that she underwrote projects properly. She also states that she was thorough in her underwriting of FHA mortgage insurance.

### Findings of Fact

1. Respondent was a Direct Endorsement Underwriter for a mortgage company, which underwrote HUD FHA single family mortgages and therefore falls under the HUD regulatory definition of a program participant.
2. Respondent failed to properly underwrite FHA mortgage loans in failing to obtain borrowers' most recent bank statements in the Booth, Faraj, Elsaghir, Hammond, and Walker matters in order to determine the source of the home purchasers' down payments. Respondent accepted flawed credit records in the matters of Walker and Russell. Respondent failed to locate the required tax information for a self employed home purchaser in the Tyson matter. In the Bowman/Jasinkiewica, and Mayes cases, Respondent failed to show she had obtained W-2 information for the home purchasers from a reliable source.

### Conclusions

In view of the above findings of fact, I have made the following conclusions:

1. Respondent was authorized to participate in the HUD FHA program as a mortgage company loan officer as defined in 24 C.F.R. § 24.105, 24 C.F.R. §24.980, 24 C.F.R. §24.990 and 24 C.F.R. §24.995.
2. Respondent's participation in the deficient underwriting of FHA mortgages impugns her honesty and integrity. I conclude that Respondent's actions were of so serious and compelling a nature that they constitute a basis for her debarment under 24 C.F.R. § 24.800 (b) and (d).
3. HUD relies on the responsible behavior of those who participate in its programs. It is insufficient for Respondent to claim that she was always thorough in her project underwriting in the face of facts produced by the Government that prove otherwise. It is the policy of the Federal Government to do business only with responsible persons. Furthermore, HUD is authorized to impose debarment to protect the public interest. 24 C.F.R. § 24.110(c).

Based on the foregoing findings of fact, conclusions, and the administrative record, I have determined to debar Respondent for a two-year period commencing on the date of issuance of this determination.

5.11.06

Date

  
Margarita Maisonet  
Debarring Official  
Departmental Enforcement Center